

825 000 €

**Buying apartment**

**3 rooms**

**Surface : 77 m²**

**Surface of the living : 20 m²**

**Year of construction : 1974**

**Exposition : Ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Reinforced door, Electric blinds, Electric  
shutters

2 bedrooms

2 terraces

2 bathrooms

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

03/05/2025 - Prix T.T.C



### Apartment 163 Juan-les-Pins

Exceptional top floor apartment with stunning sea views! This superb dual aspect apartment, located on the seafront, offers a unique living environment. On the top floor of a secure and perfectly maintained residence, it has a spacious 40 m² terrace with a breathtaking view of the sea. The location is ideal, in the immediate vicinity of the sandy beaches of Juan Les Pins and all amenities: shops, restaurants and transport. The interior consists of two large bedrooms, two fully renovated bathrooms. In addition, a private garage and a cellar in the basement complete this property. Don't miss this unique opportunity to make this apartment your new seaside home. Contact us now for more information and a viewing!

General informations :

Annual current expenses 2 751 €

Well condominium

225 lots in the condominium 825 000 € fees included

